

Explanation of our Landlord's Fees



We are members of The Property Ombudsman redress scheme
We are covered by the NALS Client Money Protection scheme.

North London Estates offer three levels of service to accommodate the differing needs of our clients from a Full Managed Service for those that prefer the convenience and peace of mind of an 'all inclusive' style service, to an Introduction/Tenant Find Service, which is for the experienced 'do it yourself' landlord.

SERVICE FEATURE	TENANT FIND SERVICE 7% + VAT (of 12 months rental)	FULL MANAGEMENT SERVICE 5% + VAT (in addition to the 7% + VAT tenant find fee)	AST CONTRACT RENEWAL 5% + VAT (of 12 months rental)
Advertising and promoting the property until a suitable	✓	✓	
Displaying a North London Estates board	✓	✓	
Arranging viewings and accompanying them	✓	✓	
Taking up references and carrying out credit checks	✓	✓	✓
Preparing the tenancy agreement	✓	✓	✓
Signing up the tenant and collecting the first months	✓	✓	
Paying into the landlords account by BAC's	✓	✓	✓
Handling of deposit funds under Tenancy Deposit	fee applies *	fee applies *	fee applies *

Notifying local authority for council tax and utility		✓	
Serving legal notices to regain possession (fee		✓	
On-going collection of rent		✓	
Chasing late or non-payment of rent		✓	
Providing a monthly statement of account		✓	
Arranging an inventory		✓	
Carrying out quarterly visits to check on the general	fee applies *	fee applies *	fee applies *
Arranging any maintenance and repairs as necessary		✓	
Renewing gas safety certificates	fee applies *	fee applies *	fee applies *
Arranging Energy Performance Certificate (fee	fee applies *	fee applies *	fee applies *
We will keep you informed of any new legislation relevant		✓	

Fees

Let Only or Rent Collection: 7% plus VAT

AST Contract Renewal: 5% plus VAT

Management: Additional 5% of the rent plus VAT payable monthly.

Additional services

Energy Performance Certificate	£100.00 plus VAT
Gas Certificate	£100.00 plus VAT
Electrical Installation Condition Report	£175.00 plus VAT
Tenancy Deposit Protection Scheme (TDS)	£40.00 plus VAT
Additional Landlord Statement	£20.00 plus VAT
Quarterly Inspections	£40.00 plus VAT
Commission on Sale of Property:	2% plus VAT